



moffatt & nichol

# ENIGHED POND COMMUNITY PARK

February 11, 2025 Community Meeting  
Design Updates and Next Steps



Kurt G. Marsh Jr.

BiImpact, Inc.





# AGENDA

- Summary of Previous Community Meetings
- Field Investigations and Findings
- Refinements to Master Plan
- Park Program Elements/Operations
- Building Programming and Design Development
- Design Next Steps and Schedule





# PROGRAMMING AND CONCEPT DEVELOPMENT

Community Meeting #1  
 Community Working Group #1  
 Community Working Group #2  
 Community Working Group #3  
 Community Meeting #2\*

September 8, 2022  
 November 10, 2022  
 December 1, 2022  
 January 19, 2023  
 February 9, 2023

## Key Programming Elements

- Multi-Purpose Event Space including Carnival
- Community Center, Cultural Space, and other spaces to support local commercial businesses
- Children’s Playground and other recreational activities
- Flexible Outdoor Space for Community (vendors/open greens)
- Emergency/Recovery Staging Area
- Design adapts to site conditions





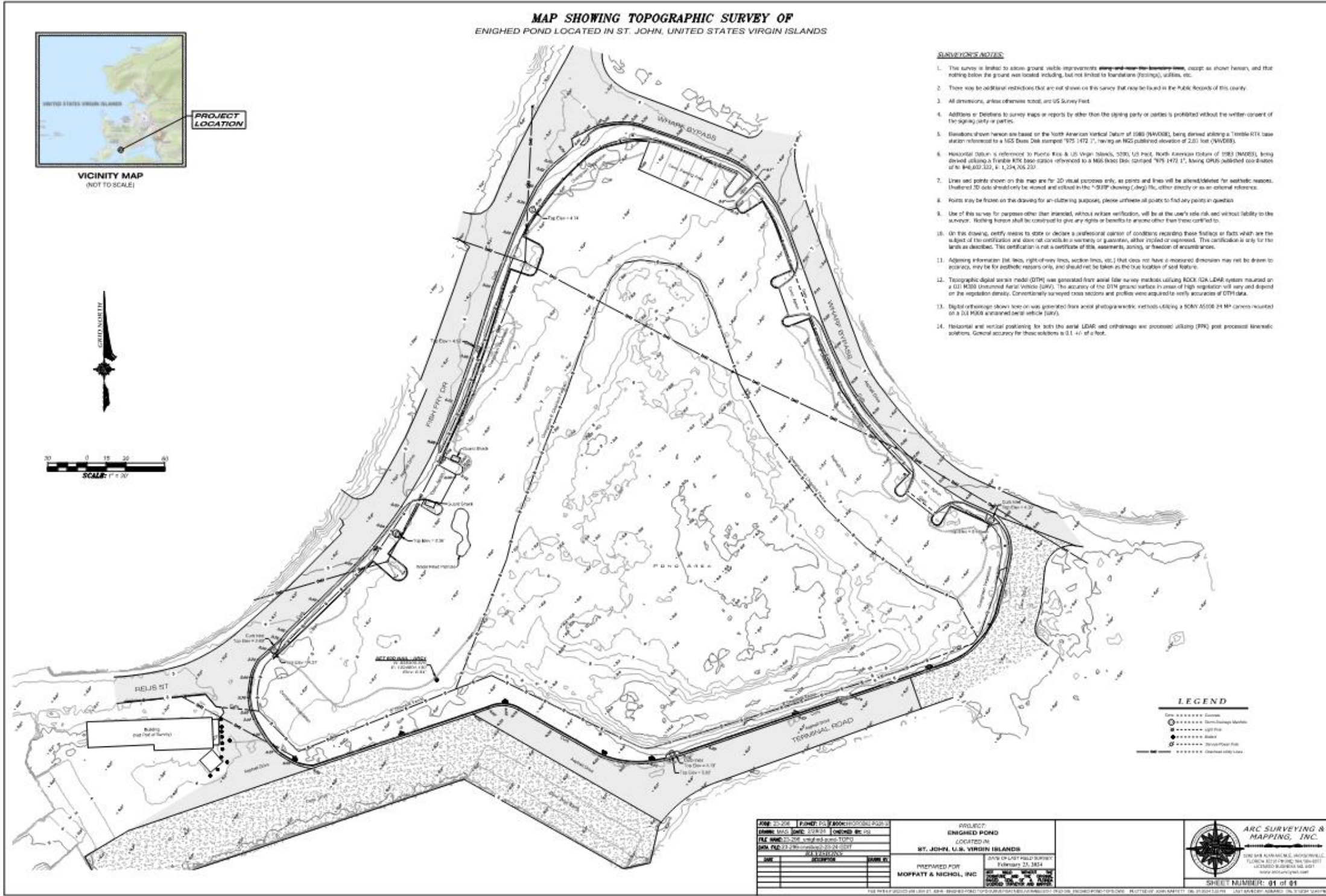
# PREFERRED MASTER PLAN





# SITE SURVEY

- Site Grading
- Stormwater Conveyance
- Building First Floor Elevations
- Existing Site Elevations range average between Elevation 5.5 to 6.5 feet
- Intersection of Fish Fry Dr. and Wharf Bypass is low point at Elevation 3.
- Terminal Road at Elevation 4.5 feet





# GEOTECHNICAL EXPLORATION

- Identify Physical and Chemical Properties of Material
- Weak physical soil properties
  - Soft silty soils and loose sands for 20 to 30 feet below surface
  - Consistent with dredged material placement and former salt pond
- Chemical soil properties
  - ICP Metals and TPH Analysis
  - Slight elevation of arsenic readings above residential regulatory limits for USVI and Florida.
- Ground Improvements
  - Surcharge/Wick Drains
  - Select soil removal and capping
  - Pile supported buildings



## GEOTECHNICAL REPORT



**Project:** ENIGHED POND COMMUNITY CENTER, CRUZ BAY

ST. JOHN, USVI

**Date:** May 17, 2024

**Client:** Eng. Mark Pirrello, Moffatt & Nichol

**Job No.:** 8546

**Prepared by:**

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Geotechnical Engineer & Partner

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# FLOOD CONSIDERATION

- Coastal flood hazard based on pre-port construction
- Port construction modifies wave propagation to site
- Application to FEMA to revise flood designation and adjust base flood elevation (BFE) to elevation 8 feet (consistent with surrounding area)
- Building first floor set at elevation 8.5 feet (approximately 3 feet higher than existing grade)
- Site grades raised a minimum of 2.5 feet
- Building foundation to be pile supported





# SITE PLAN AND BUILDING PROGRAM

## Refinement Goals

- Adapt site plan based on field investigations
- Evolve site entrances to buildings, open space, and performance areas
- Refine festival event area to meet needs of community
- Improve internal and external pedestrian access/pathways
- Define building program and advance architectural design to align with community cultural history
- Define flexible space opportunities for commercial and recreational uses
- Finalize emergency/recovery staging area



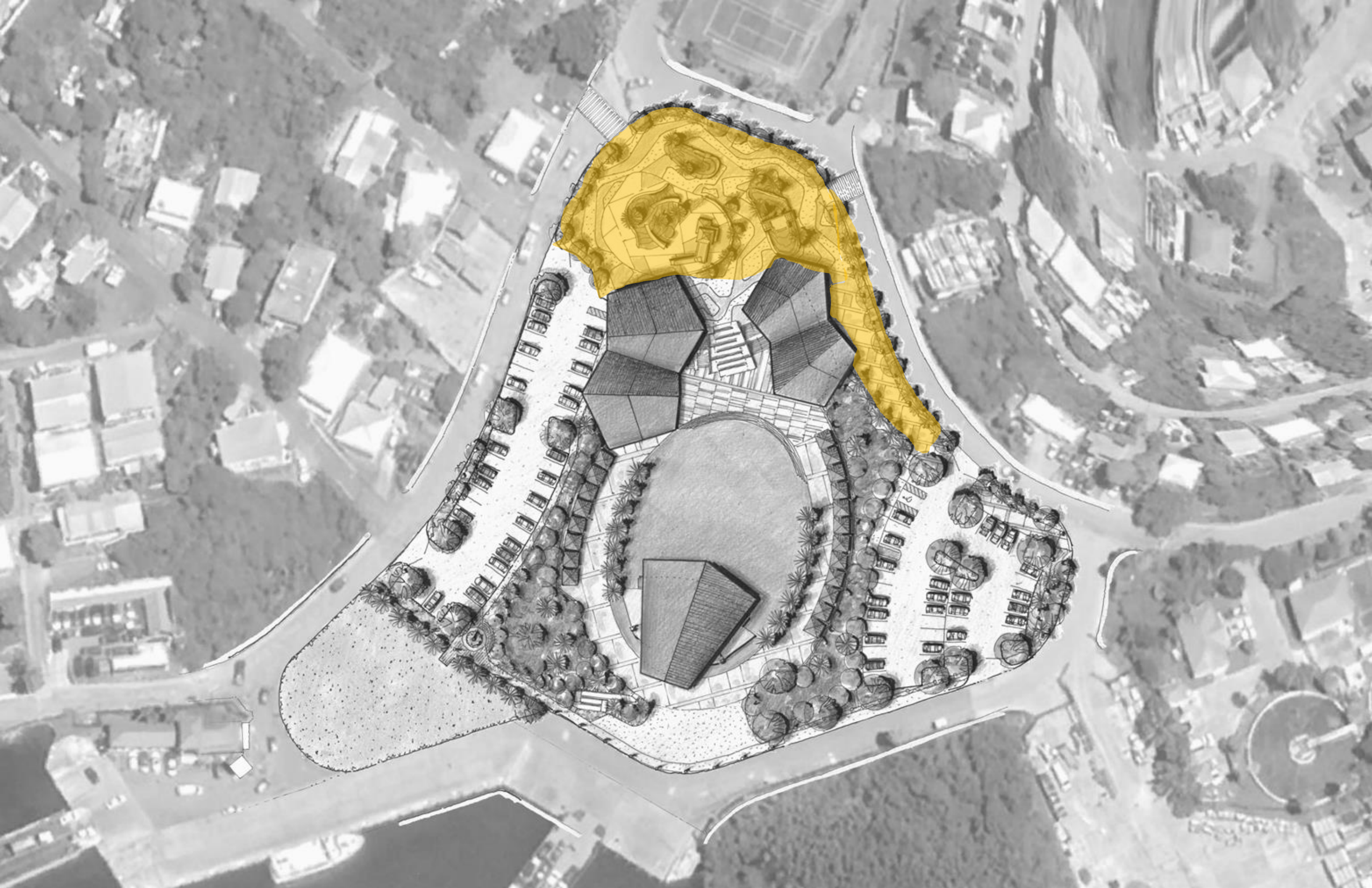
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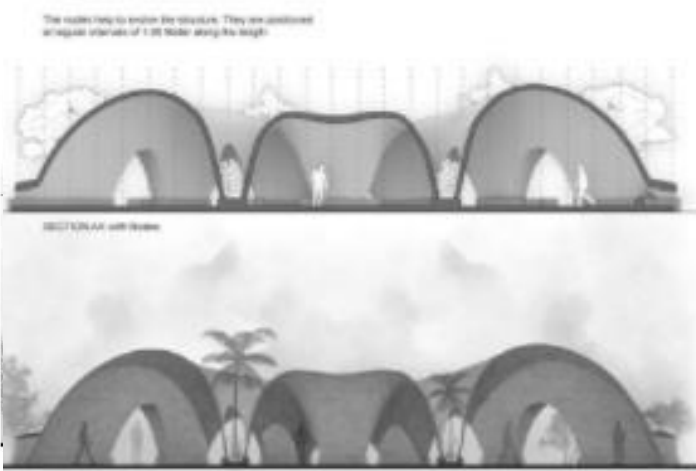
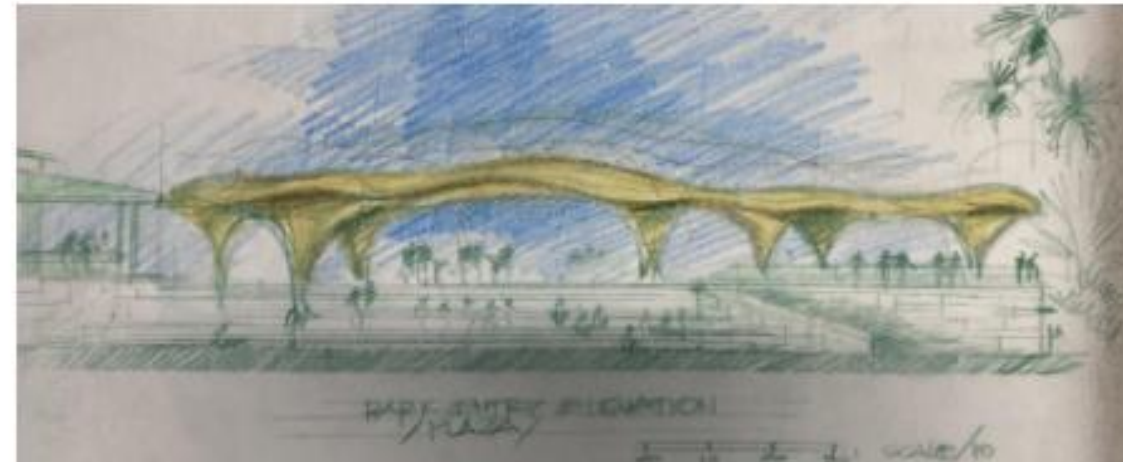
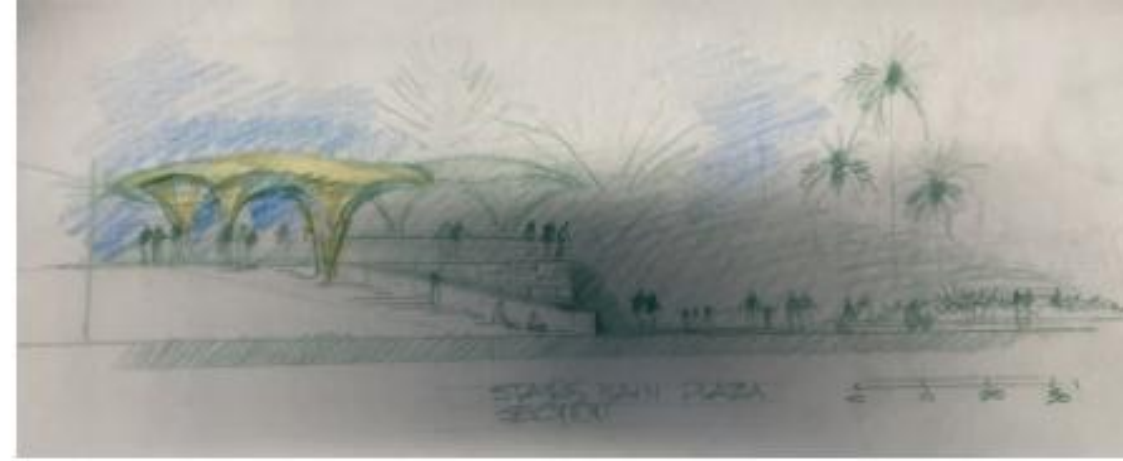






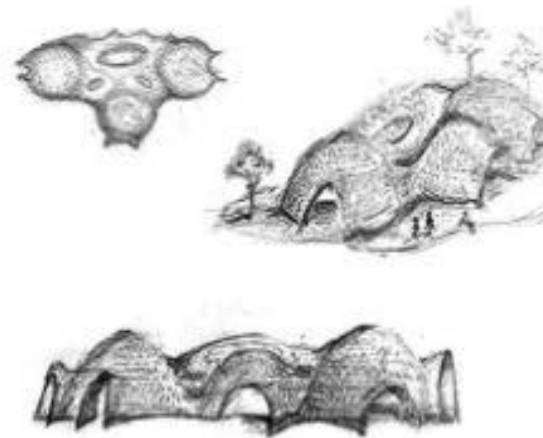






CASE STUDY - TARANG PAVILION - GANDHINAGAR, INDIA

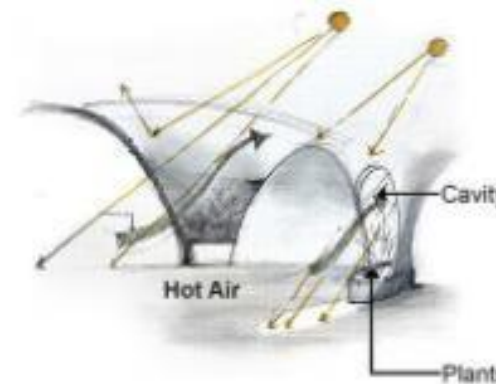
Conceptual Form Evolution



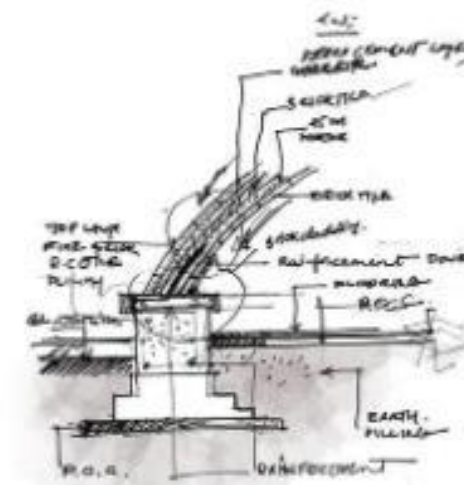
CASE STUDY - TARANG PAVILION - GANDHINAGAR, INDIA

INITIAL CONCEPT - TIMBREL VAULTING

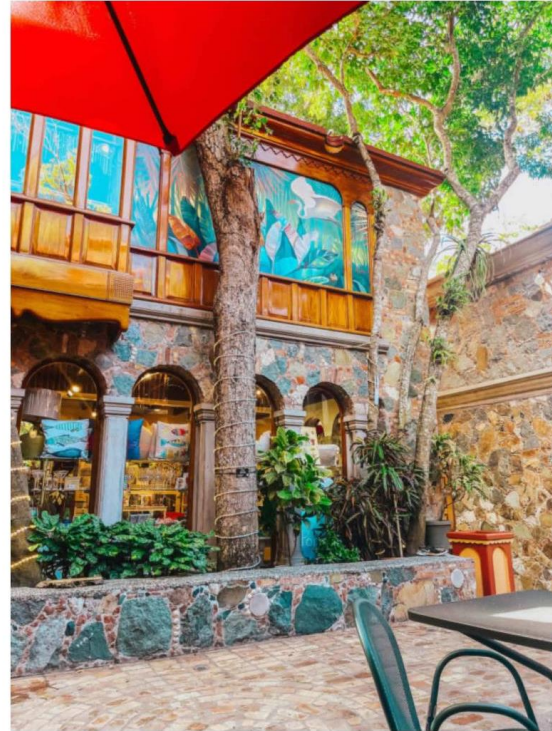
Air Distribution



Construction Methodology



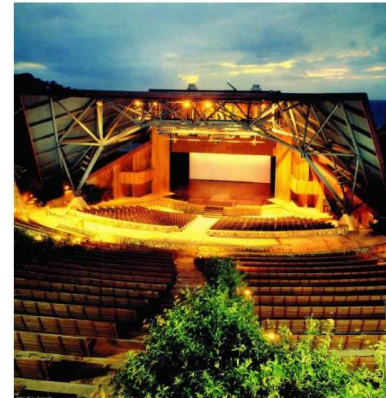




CONTEXT - VISITOR CENTER - ST JOHN, USVI



CONTEXT - MONGOOSE JUNCTION - ST JOHN, USVI

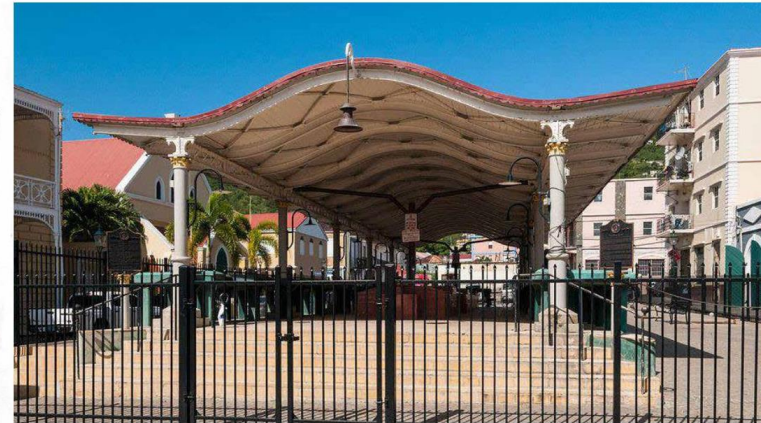
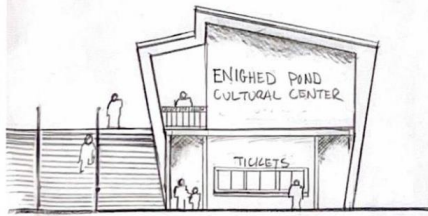
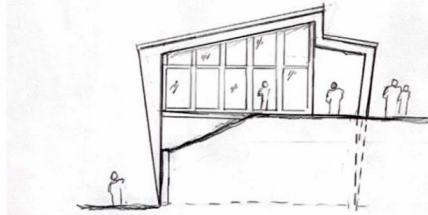
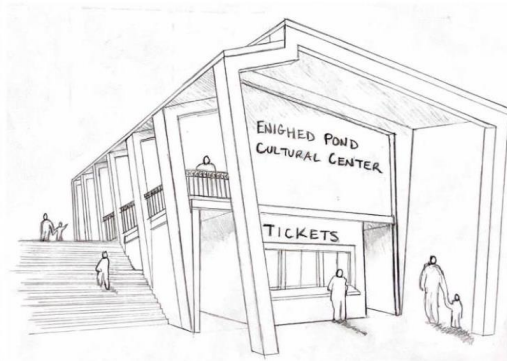


CONTEXT - REICHOLD CENTER - ST THOMAS, USVI

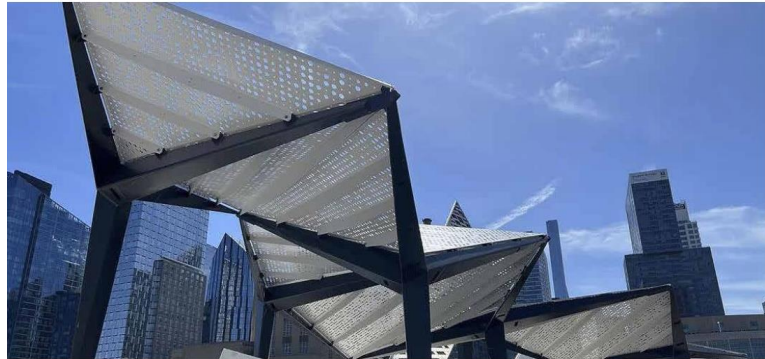




INSPIRATION - MOKO JUMBIE



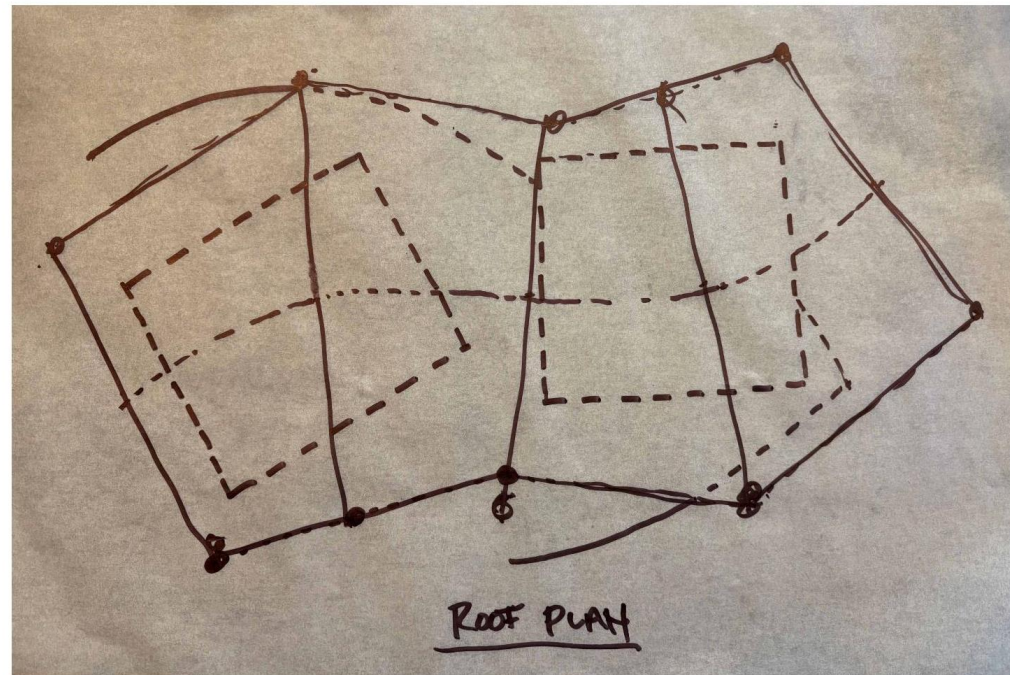
CONTEXT - MARKET SQUARE - ST THOMAS, USVI



CASE STUDY - PIER 97 - NYC, NY



CASE STUDY - ELGIN RAILWAY MARKET - CAPE TOWN, SOUTH AFRICA



CASE STUDY - BLAKE PIER - HONG KONG, CHINA



CASE STUDY - Hamburger Bahnhof Art Museum - Berlin, GER



CASE STUDY - The Station - Newcastle, AUS



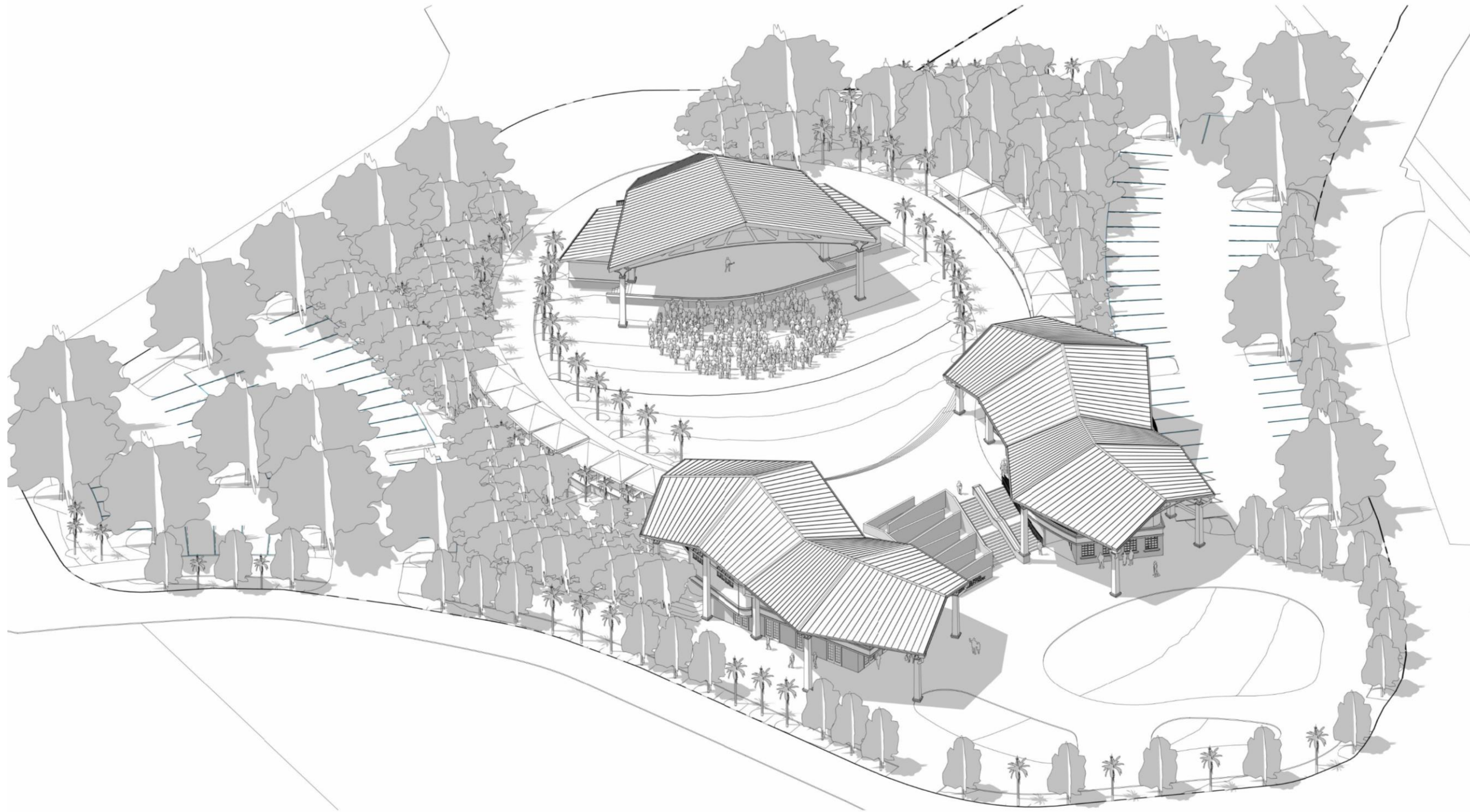
CASE STUDY - Sun City Texas - Georgetown, TX





A1 SITE PLAN  
A001 1" = 30'-0"

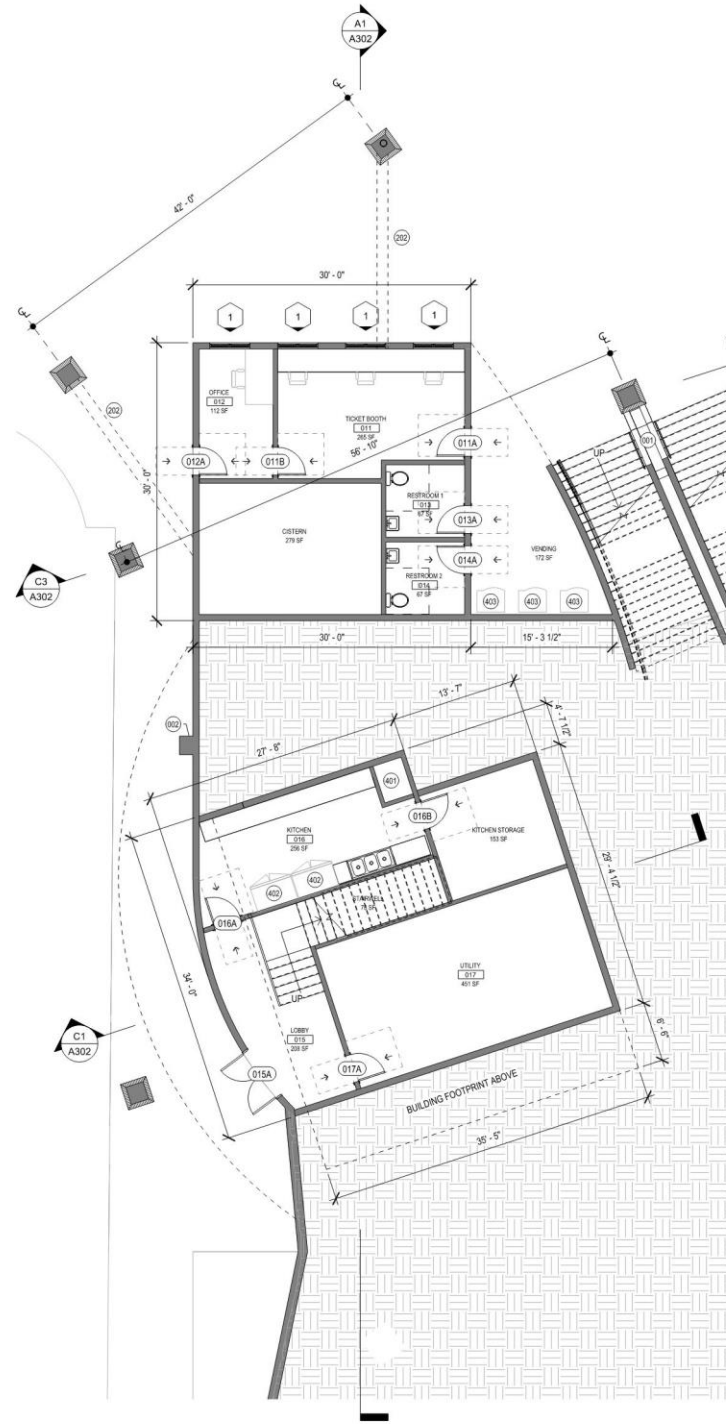




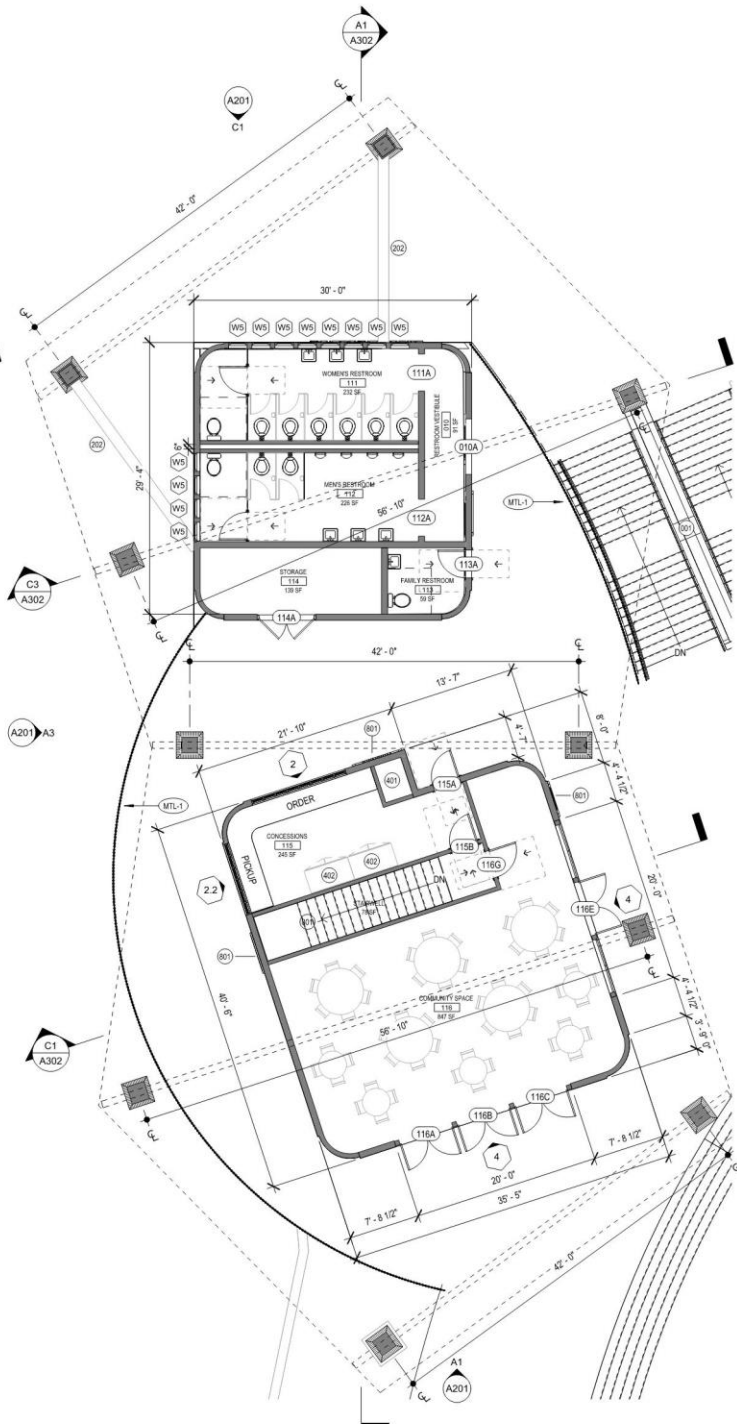
A1 3D VIEW - BIRDS EYE  
A002



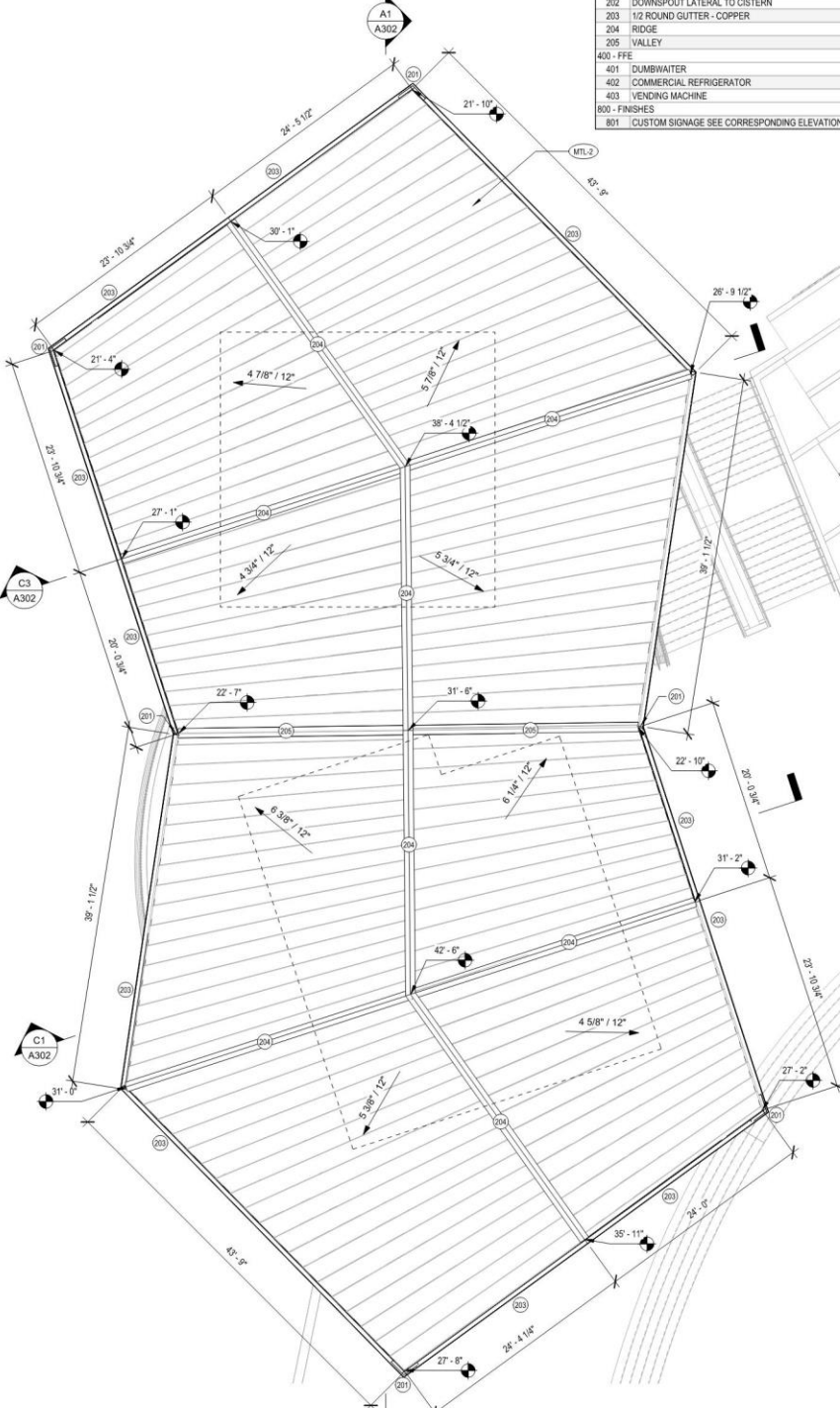
FINISH SELECTIONS -...		KEYNOTES - NEW WORK	
MARK	MATERIAL TYPE	000 - SITE	
MTL-1	BLACK WROUGHT IRON	001	LINEAR PLANTER ALONG ENTRY STAIR
MTL-2	ANODIZED ALUMINUM METAL ROOF MECHANICALLY HEMMED - COLONIAL RED	002	FOUNDATION FOR COLUMN ABOVE
		200	EXTERIOR & ROOF
		201	COPPER DOWNSPOUT
		202	DOWNSPOUT LATERAL TO CISTERN
		203	1/2 ROUND GUTTER - COPPER
		204	RIDGE
		205	VALLEY
		400 - FFE	
		401	DUMBWAITER
		402	COMMERCIAL REFRIGERATOR
		403	VENDING MACHINE
		800 - FINISHES	
		801	CUSTOM SIGNAGE SEE CORRESPONDING ELEVATION



**B1** GROUND FLOOR PLAN - BUILDING 1  
 A101 1/8" = 1'-0"



**B2** FIRST FLOOR PLAN - BUILDING 1  
 A101 1/8" = 1'-0"

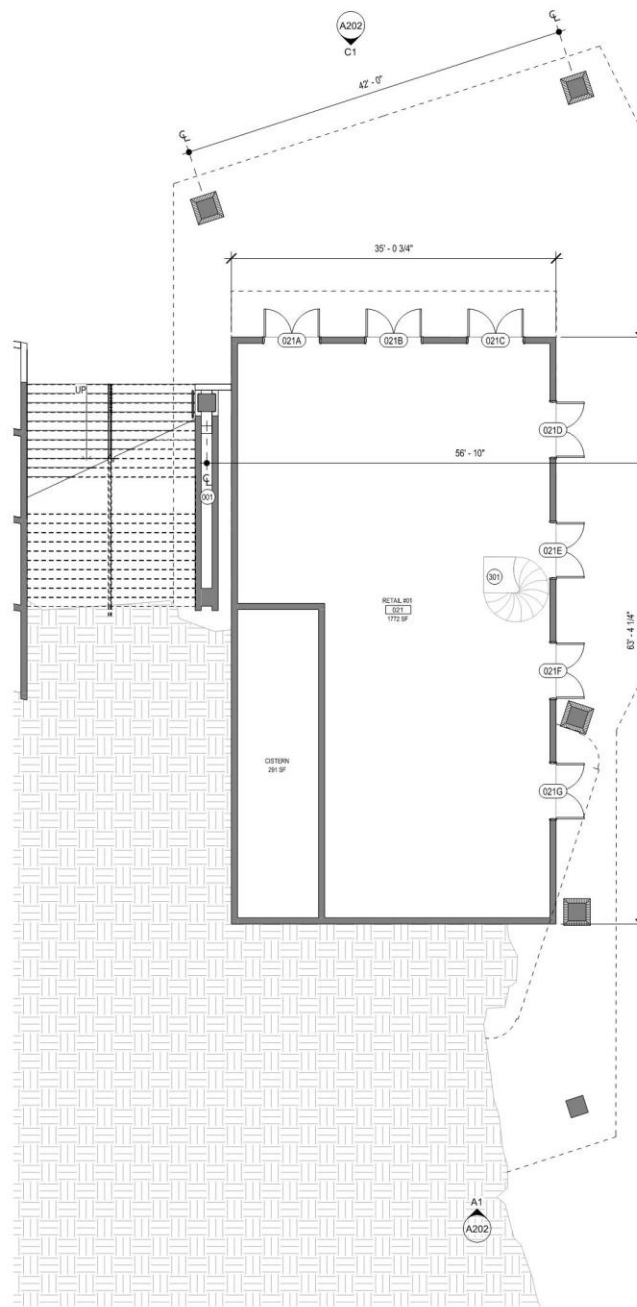


**B3** ROOF PLAN - BUILDING 1  
 A101 1/8" = 1'-0"

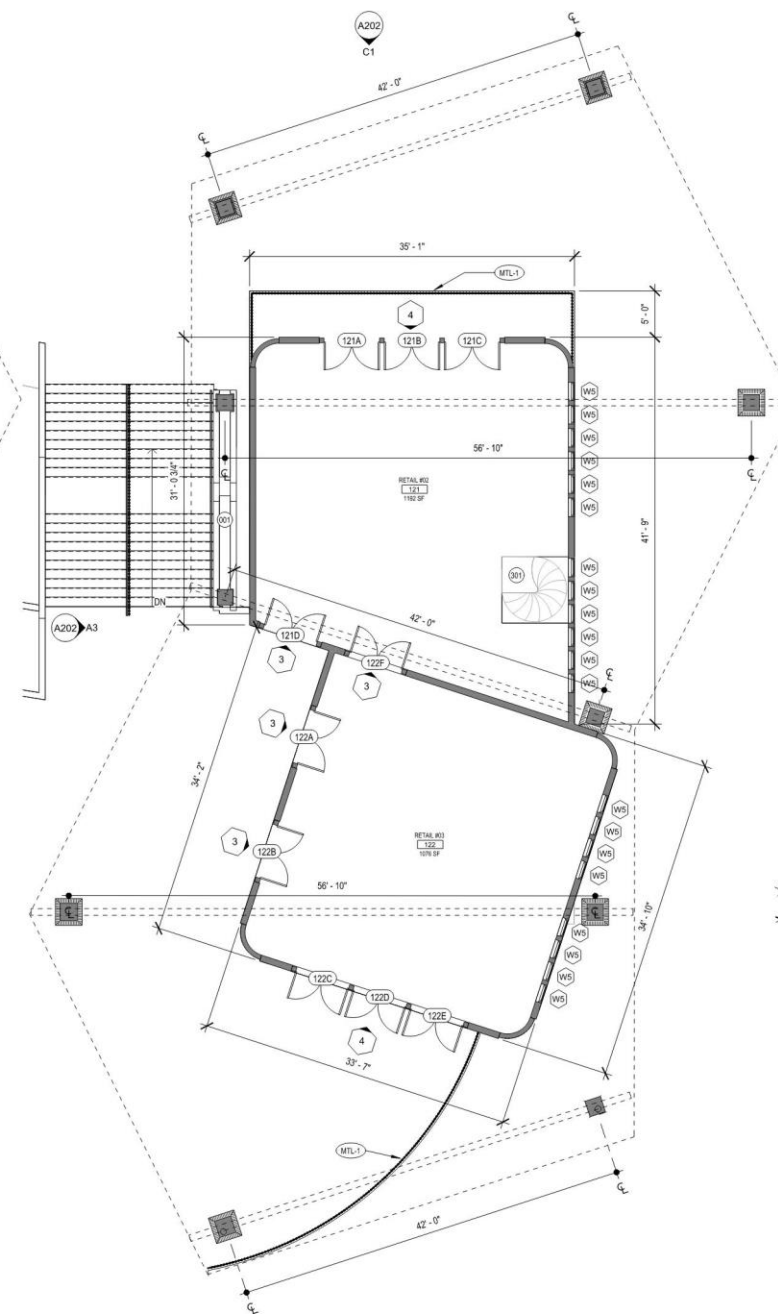




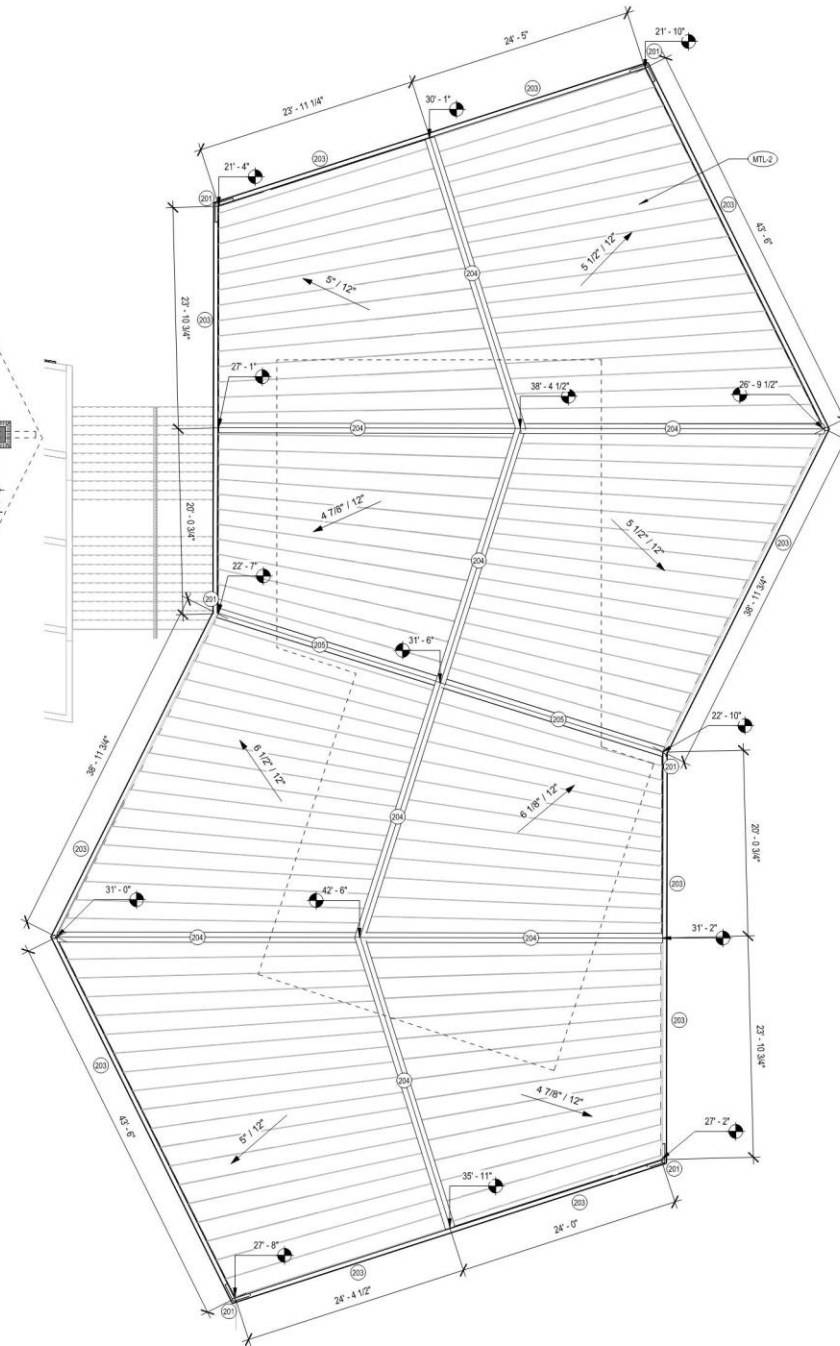
FINISH SELECTIONS - ...		KEYNOTES - NEW WORK	
MARK	MATERIAL TYPE	000 - SITE	
MTL-1	BLACK WROUGHT IRON	001	LINEAR PLANTER ALONG ENTRY STAIR
MTL-2	ANODIZED ALUMINUM METAL ROOF, MECHANICALLY HEMMED - COLONIAL RED	200	EXTERIOR & ROOF
		201	COPPER DOWNSPOUT
		203	1/2 ROUND GUTTER - COPPER
		204	RIDGE
		205	VALLEY
		300	INTERIOR CONSTRUCTION
		301	SPRAL STAIR



**B1** GROUND FLOOR PLAN - BUILDING 2  
 A102 1/8" = 1'-0"



**B3** FIRST FLOOR PLAN - BUILDING 2  
 A102 1/8" = 1'-0"

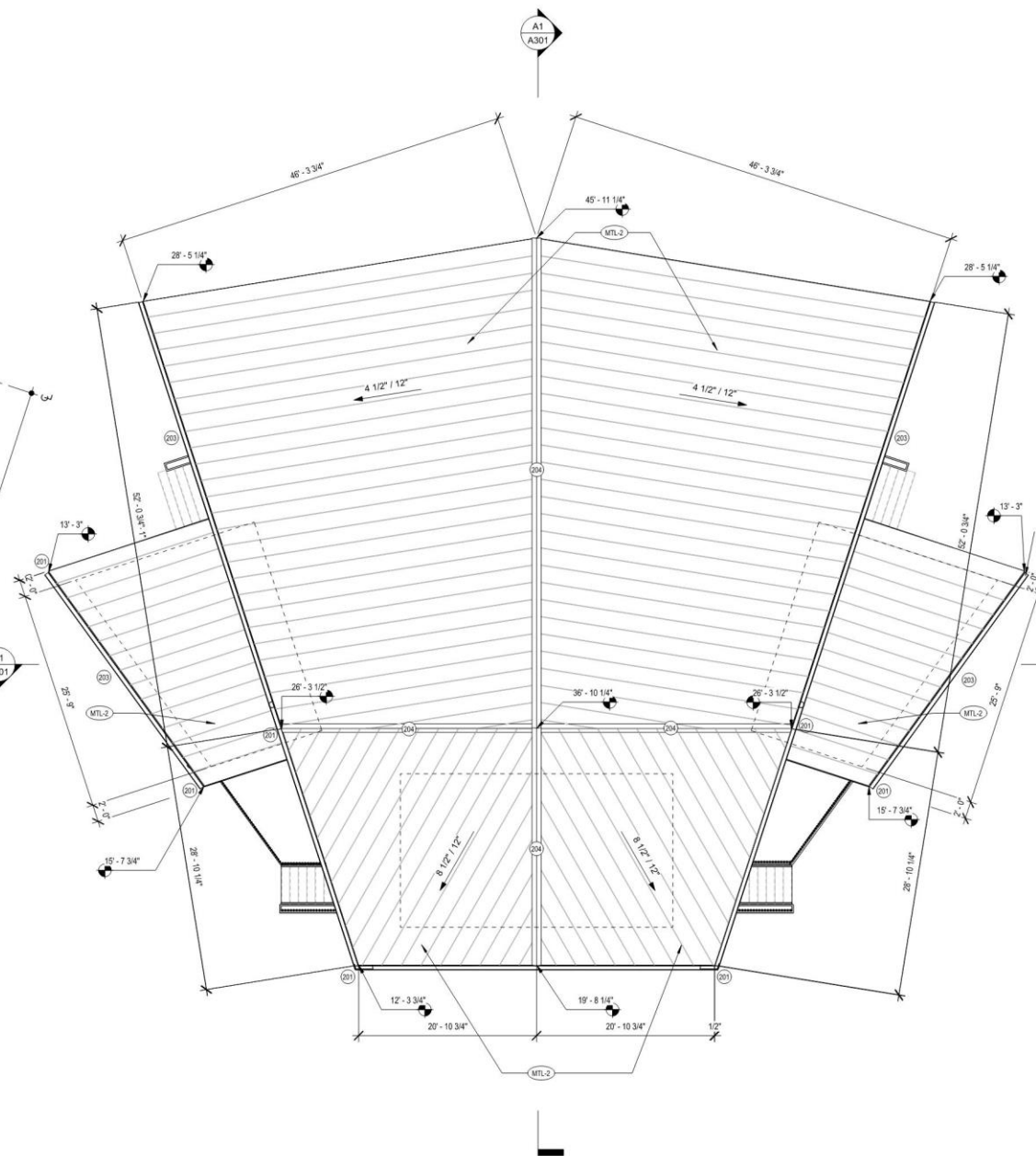
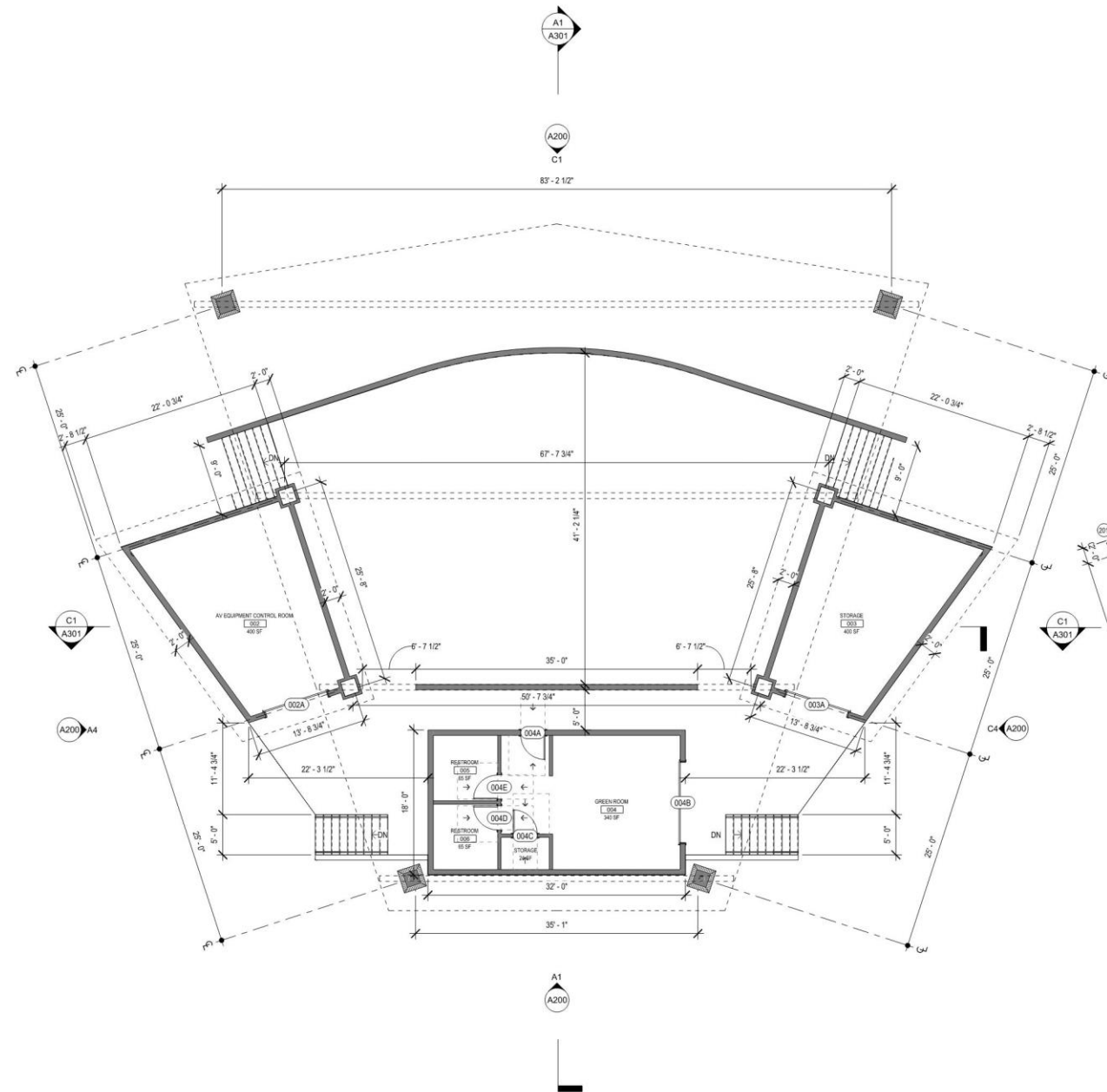


**B4** ROOF PLAN - BUILDING 2  
 A102 1/8" = 1'-0"





FINISH SELECTIONS - ...		KEYNOTES - NEW WORK	
MARK	MATERIAL TYPE	200	EXTERIOR & ROOF
MTL-2	ANODIZED ALUMINUM METAL ROOF, MECHANICALLY HEMMED - COLONIAL RED	201	COPPER DOWNSPOUT
		203	1/2 ROUND GUTTER - COPPER
		204	RIDGE



**A1** FLOOR PLAN - AMPHITHEATER  
A100 1/8" = 1'-0"

**A4** ROOF PLAN - AMPHITHEATER  
A100 1/8" = 1'-0"















BUILDING 2 – FUTURE RETAIL SPACE

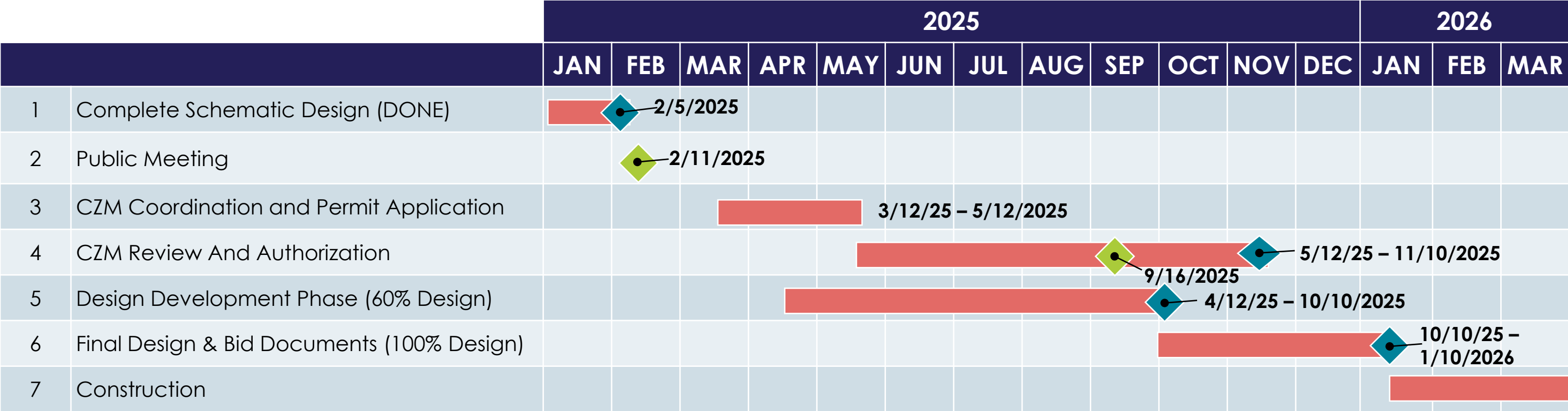








# NEXT STEPS AND PROJECT SCHEDULE



◆ Milestone

◆ Public Meetings





# QUESTIONS

- Comments and Question on the Enighed Pond Community Park can be emailed to the Virgin Islands Port Authority at the following address: [enighedpark@viport.com](mailto:enighedpark@viport.com)





moffatt & nichol

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